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Subdivisic
Gallatin
County



Department of Health and Environmental Sciences
STATE OF MONTANA
HELENA, MONTANA 59601
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A. C. Knight, M.D., F.C.C.P.
Director

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Montana Bureau of Mines & Geology, c/o Montana Tech, W. Park St., Butte, MT 59701
Fire Marshal Bureau, Department of Justice, 1409 Helena Ave., Helena, MT 59601
Soil Conservation Service, 1629 Ave. D, Billings, MT 59101
Office of Interstate Landsales Registration, ATTN: Carlton Goodwin, Title Building,
Room 324, 909 - 17th St., Denver, CO 80202
Gallatin County Commissioners, Courthouse, Bozeman, MT 59715
Gallatin Sheriff, County Jail, Bozeman, MT 59715
Environmental Information Center, Box 12, Helena, MT 59601
Ken Korte, Montana Historical Society, 225 N. Roberts, Helena, MT 59601
Randy Suta, 515 W. Spring Creek Drive, Bozeman, MT 59715
Thomas, Dean & Hoskins, Inc., 1111 N. Seventh Ave., Bozeman, MT 59715
Ron Allen, Rural Rt 3, Bozeman, MT 59715

Re: ROYAL ARABIAN SUBDIVISION
Gallatin County

Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Royal Arabian Subdivision in Gallatin County, and is submitted for your consideration. Questions and comments will be accepted until September 19, 1979. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

Edward W. Casne, P.E., Chief
Subdivision Bureau
Environmental Sciences Division

EWC/WRA/vf

Enc.



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DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
Cogswell Building, Helena, Montana 59601
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division / Subdivision Bureau

Project or Application Royal Arabian Subdivision

Description of Project The plat consists of 61 single family residential lots on
80 acres in Gallatin County. The project is about 2 miles west of Belgrade;
adjacent to Royal Village. Lots are from 1 to 1.4 acres each and will be served
by individual water supply and on-site sewage systems.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			x			
2. Water quality, quantity and distribution			x			*
3. Geology & soil quality, stability and moisture			x			
4. Vegetation cover, quant- ity and quality			x			
5. Aesthetics			x			
6. Air quality			x			
7. Unique, endangered, fragile, or limited environmental resources			x			
8. Demands on environmen- tal resources of land, water, air & energy			x			
9. Historical and archaeo- logical sites			x			

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			x			
2. Cultural uniqueness and diversity			x			
3. Local and state tax base & tax revenue			x			
4. Agricultural or industrial production			x			
5. Human health			x			
6. Quantity and distribution of community and personal income			x			
7. Access to and quality of recreational and wilderness activities			x			
8. Quantity and distribution of employment			x			
9. Distribution and density of population and housing			x			
10. Demands for government services			x			
11. Industrial & commercial activity			x			
12. Demands for energy			x			
13. Locally adopted environmental plans & goals			x			
14. Transportation networks & traffic flows			x			*

Other groups or agencies contacted or which may have overlapping jurisdiction Gallatin County Health Department

Individuals or groups contributing to this PER. Gallatin County Planning Board, Gallatin County Commissioners; Thomas, Dean & Hoskins, Inc; Water Quality Bureau; MT Dept of Highways

Recommendation concerning preparation of EIS Recommend no EIS

PER Prepared by: William R. Andes, P.E.

Date: 8-15-79

2. At present, the local health department is hesitant to approve the use of individual wells for this proposal. The seepage cell for effluent disposal from Royal Village Subdivision is southeast of this plat. From groundwater flow data provided with the Royal Village application, groundwater flows north - northwest in this area. They are concerned that effluent from the seepage cell will reach groundwater and possibly contaminate individual wells in this project. It is our position that the probability of such an occurrence is extremely low.

At the time of review of Royal Village, the Water Quality Bureau evaluated the site and effluent flows to determine if the soils were capable of adequately treating the sewage prior to leaving the site. It was determined that, with the seepage cell location and soil conditions, groundwater quality leaving the Royal Village property would meet or exceed EPA Primary Drinking Water Standards. As a check, monitoring wells were required north of the seepage cell. If water quality in the monitoring wells indicate a possibility of exceeding the Primary Drinking Water Standards, the seepage cell will be abandoned and spray irrigation at another site will commence.

As a final safeguard, the developer of this subdivision has agreed to require in restrictive covenants that all wells be over 60 feet deep and our certificate of plat approval will recommend that homeowners annually check their water for chloride content. Chloride does not present a health hazard and it is not removed from effluent by land treatment. It therefore will indicate if treated effluent is reaching the wells without having a direct effect on the health of the occupants.

14. According to the Department of Highways, certain roads and intersections may need to be upgraded. The project is presently served by a gravel road.



